

FOR LEASE

14880 N NORTHSIGHT BLVD
SCOTTSDALE, AZ 85260

PRIME SCOTTSDALE
AIRPARK LOCATION



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LEVROSE
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

LEASE RATE	\$27.00/SF + \$7.30 NNN
AVAILABLE SF	±2,608 SF
BUILDING SIZE	±8,532 SF
YEAR BUILT	2005
ZONING	C-3
PARKING	6/1,000

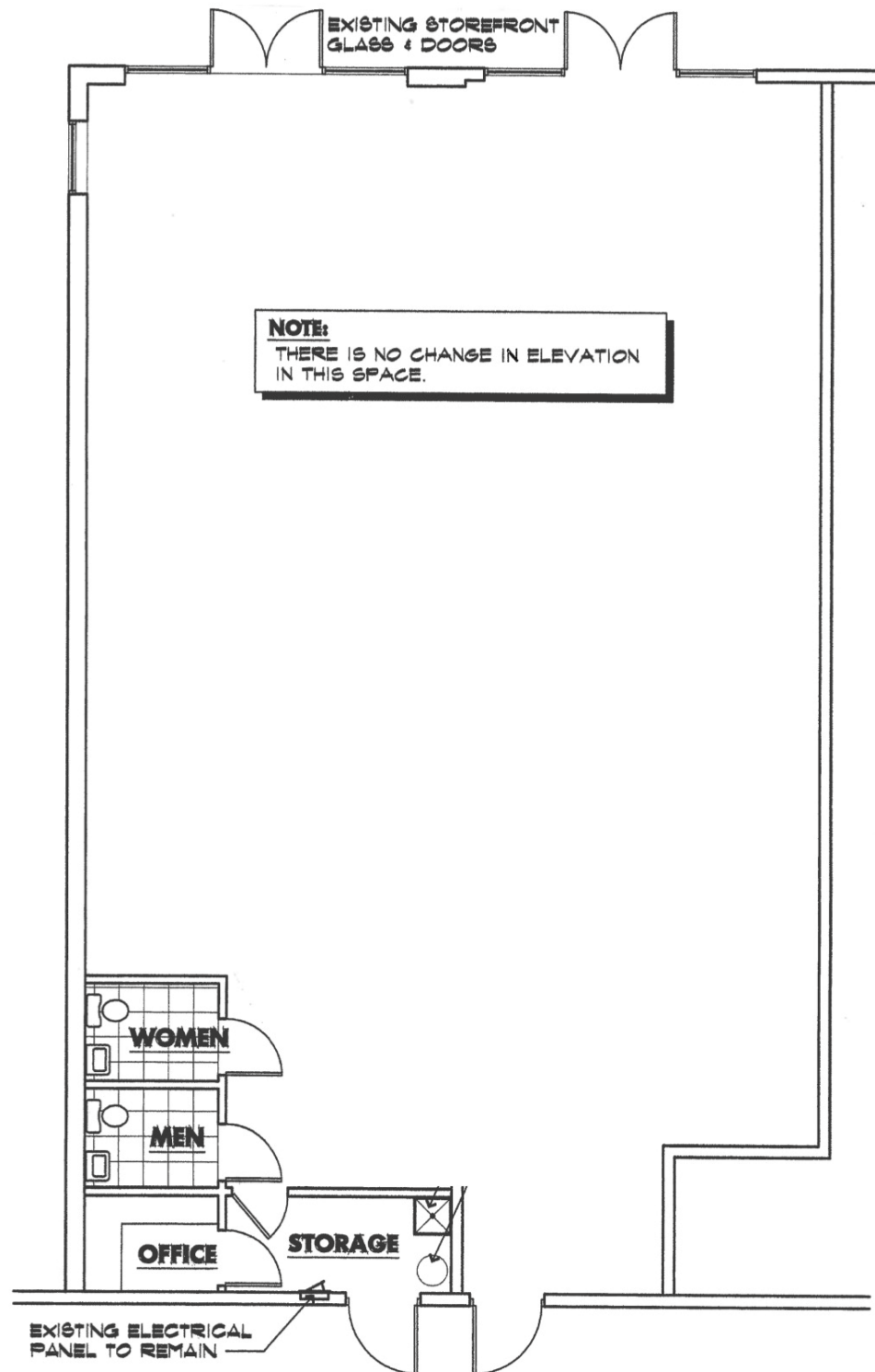


PROPERTY HIGHLIGHTS

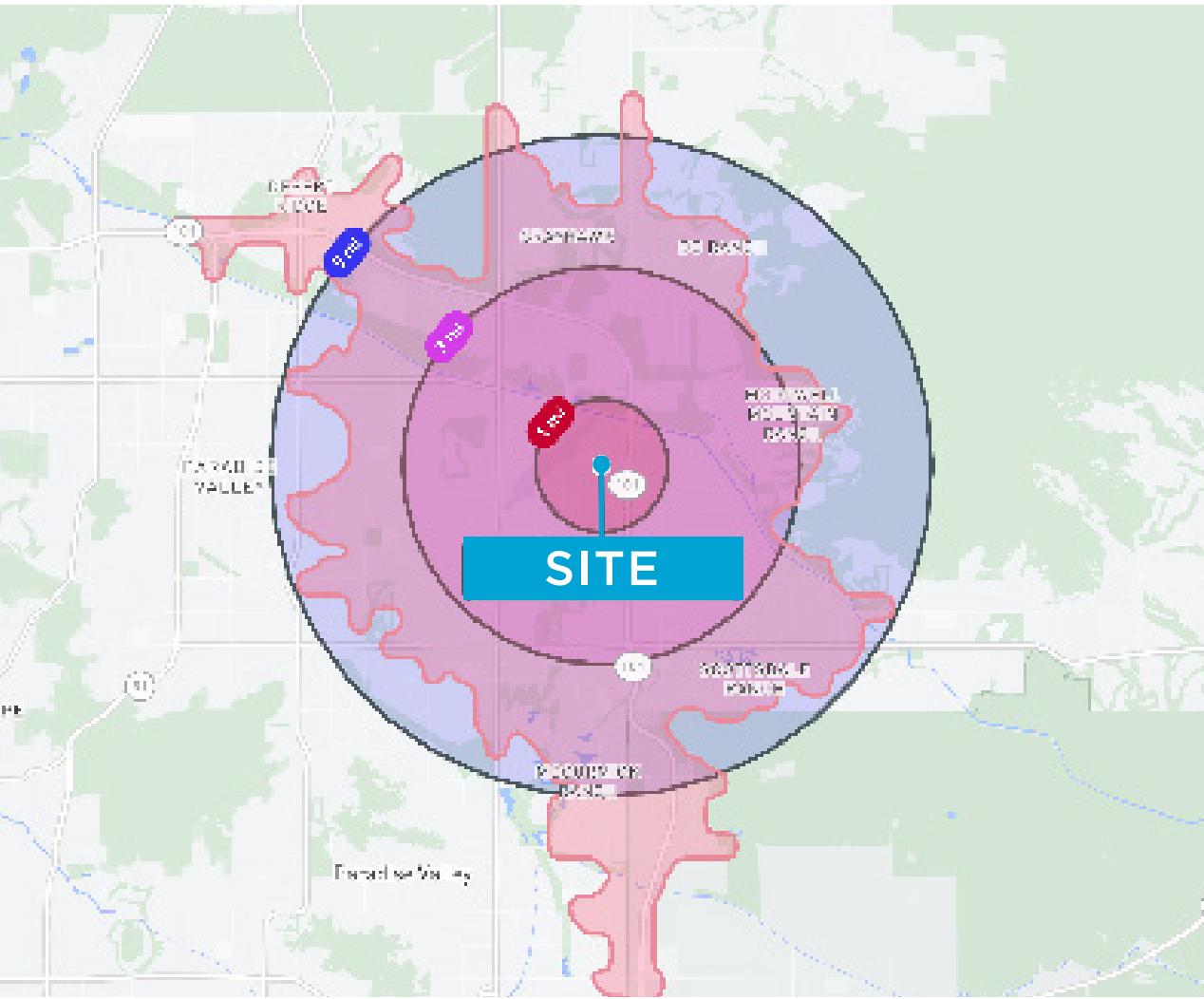
- Prime North Scottsdale/Scottsdale Airpark Location.
- Strategically located on a PAD surrounded by National tenants including; Wal-Mart Super Center, Costco, At Home, Home Depot & Kohl's.
- Located 1/2 a mile from Loop 101 Freeway.
- 100,000 + daytime employees in the immediate trade area.
- Over \$104,000 average HH income within a 3-mile radius.
- Over 65,000 people reside within a 3-mile radius



FLOOR PLAN



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	5,764	79,693	184,517
2030	6,048	84,350	194,355

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	2,632	36,445	82,586
2030	2,759	38,690	87,224

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$126,563	\$148,040	\$151,548

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$719,289	\$788,850	\$818,762

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	22,912	85,017	145,104

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	2,827	10,556	19,104

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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